

ORDINANCE NO. 381

AN ORDINANCE AMENDING ORDINANCE NUMBER 179 KNOWN AS THE ZONING ORDINANCE OF THE TOWN OF ASHLAND CITY, TENNESSEE BY AMENDING: ARTICLE V, SECTION 5.051.4, HIGH-DENSITY RESIDENTIAL DISTRICT AND BY AMENDING ARTICLE V SECTION 5.051.4 R-4, MIXED DENSITY RESIDENTIAL – PLANNED UNIT DEVELOPMENT (MDR-PUD)

WHEREAS, the ASHLAND CITY Municipal-Regional Planning Commission has recommended that the Zoning Ordinance of ASHLAND CITY be amended as herein provided, and

BE IT ORDAINED BY THE BOARD OF MAYOR AND COUNCIL OF ASHLAND CITY, TENNESSEE THAT ORDINANCE NUMBER 179 BE AND THE SAME IS HERE BY AMENDED TO ADD THE FOLLOWING UNDER ARTICLE V, SECTION 5.051.4, HIGH-DENSITY RESIDENTIAL DISTRICT, SECTION E Dimensional Regulations:

4. Height Requirements: No building shall exceed three (3) stories or thirty-five (35) feet in height, except as provided in ARTICLE VI, SECTION 6.050 or upon approval of Planning Commission, Fire Department, and City Council for approved PUD Projects.

AND TO ADD THE FOLLOWING UNDER ARTICLE V SECTION 5.051.4 R-4, MIXED DENSITY RESIDENTIAL – PLANNED UNIT DEVELOPMENT (MDR-PUD) section E Conditional and Dimensional Regulations:

1. No less than three (3) out of every ten (10) dwelling units in a Mixed Density Residential Development shall be single family dwellings with the exception of Assisted Living Facilities as noted in a) below.

- a. Building Ratios for Assisted Living Facilities shall be recommended by the Planning Commission and approved by the City Council based on the highest and best use of the approved PUD site, traffic study, commercial viability, and housing needs analysis.

This ordinance shall become effective twenty (20) days after its final passage the public welfare requiring it.

1<sup>st</sup> reading 4-12-11

Public Hearing 5-10-11

2nd Reading 5-10-11

Gary Norwood

Gary Norwood, Mayor

Phyllis Schaeffer

Phyllis Schaeffer, City Recorder

5-10-11  
Date